



**City of Bellevue  
Development Services Department  
Land Use Staff Report**

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**Proposal Name:** Woelke Short Plat

**Proposal Address:** 407 140<sup>th</sup> Ave NE

**Proposal Description:** Preliminary Short Plat approval to subdivide an existing parcel into two single family lots within the R-5 zoning district.

**File Number:** 18-116650-LN

**Applicant:** Joe Naeseth, MN Custom Homes LLC

**Decisions Included:** Preliminary Short Plat (Process II)

**Planner:** Veronica Guenther, Assistant Planner

**State Environmental Policy Act Threshold Determination:** Exempt

**Department Decision:** Approval with Conditions

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Veronica Guenther, Assistant Planner  
Development Services Department

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**Application Date:** June 14, 2018

**Notice of Application Date:** March 21, 2019

**Minimum Comment Period:** April 4, 2019 (14 days)

**Decision Publication Date:** July 11, 2019

**Project Appeal Deadline:** July 25, 2019

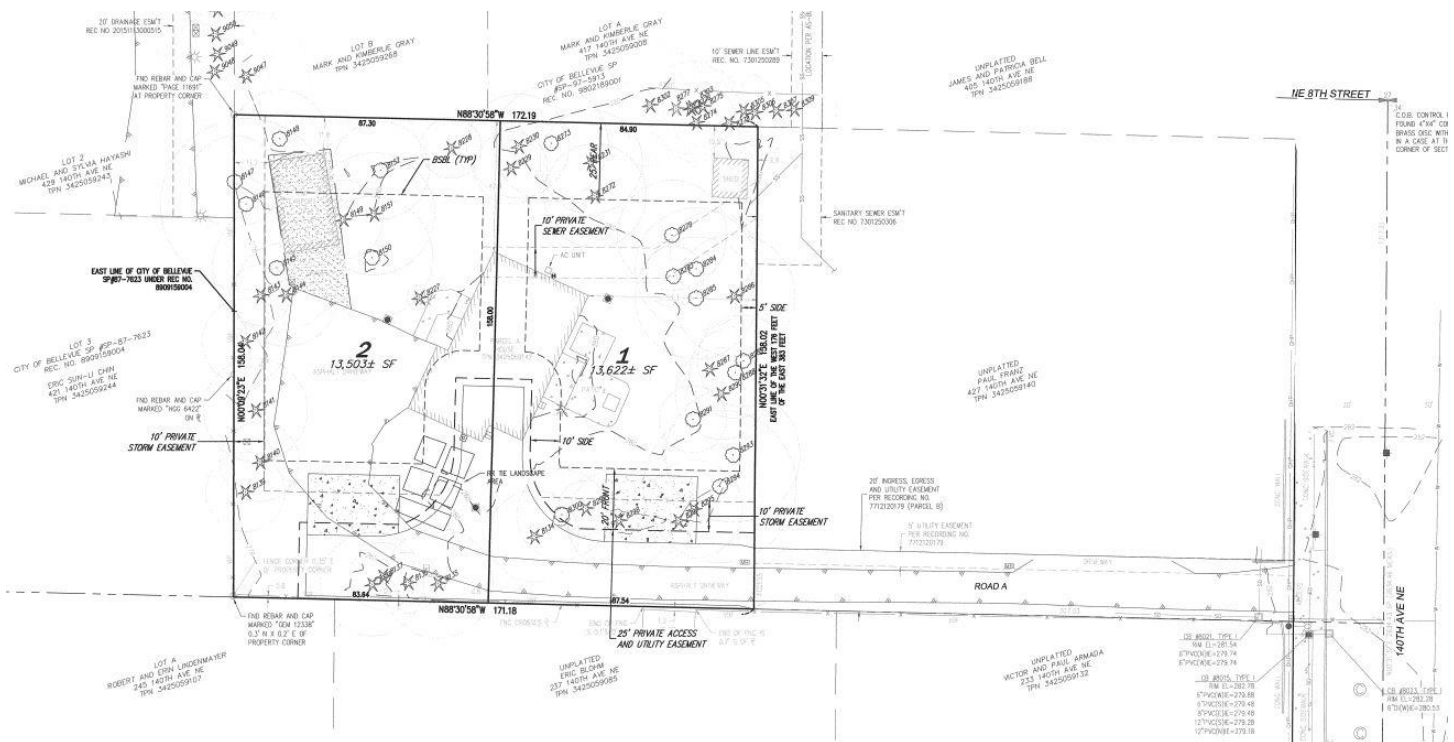
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For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Appeal of the Decision must be made with the City Clerk by 5 PM on the date noted for appeal of the decision.

## I. DESCRIPTION OF PROPOSAL

The applicant is proposing to subdivide an existing parcel (27,125 square feet) into two single family lots (13,503 and 13,622 square feet). The site is zoned R-2.5 (a single family zoning district) and is located within the Wilburton/NE 8th St Subarea. The minimum lot size in R-5 zoning districts is 13,500 square feet. The site contains an existing single family home which will be removed as part of the proposal. Access to the two lots will be from a joint-use access easement off of 140<sup>th</sup> Ave NE.

Figure 1 – Preliminary Short Plat Proposal



## II. SITE DESCRIPTION, ZONING, AND LAND USE CONTEXT

The subject site is located within an existing single-family neighborhood (see Figure 2). The site is bordered by single-family dwellings on all sides. The property is located in the Factoria Subarea and has a Comprehensive Plan designation of Single-Family Medium Density.

The site contains several significant trees comprised mainly of Douglas Fir, Western Red Cedar, Big Leaf Maple and Black Cottonwood. An existing single-family home is proposed to be removed as part of the proposal. Access to the site is gained via 140<sup>th</sup> Ave NE. The frontage of the access easement has existing pedestrian and bike facilities (see Figure 3). The topography of the site is relatively flat. The site contains no Critical Areas as defined under LUC 20.25H.

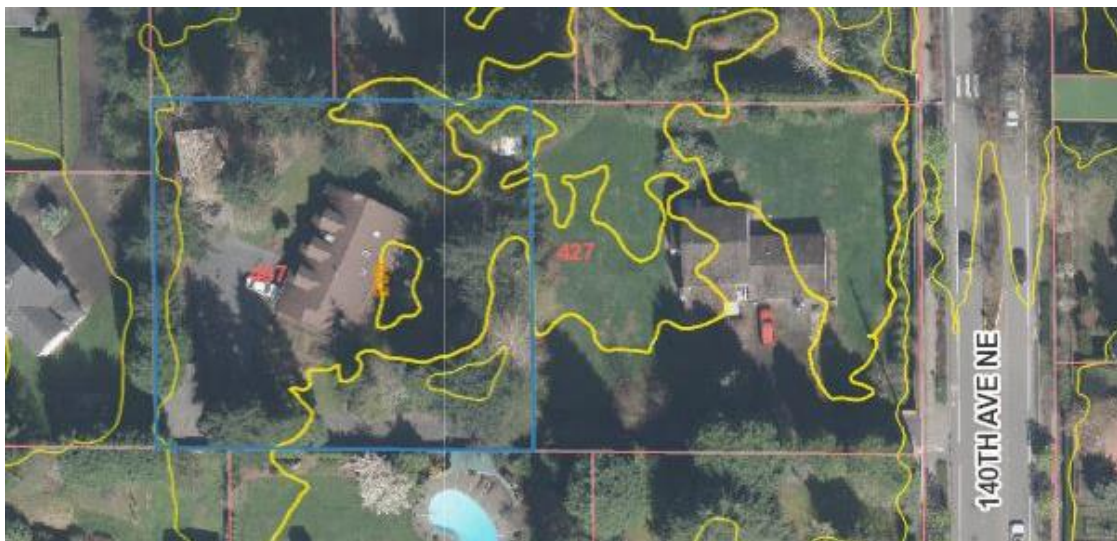


Figure 2 – Aerial Photograph



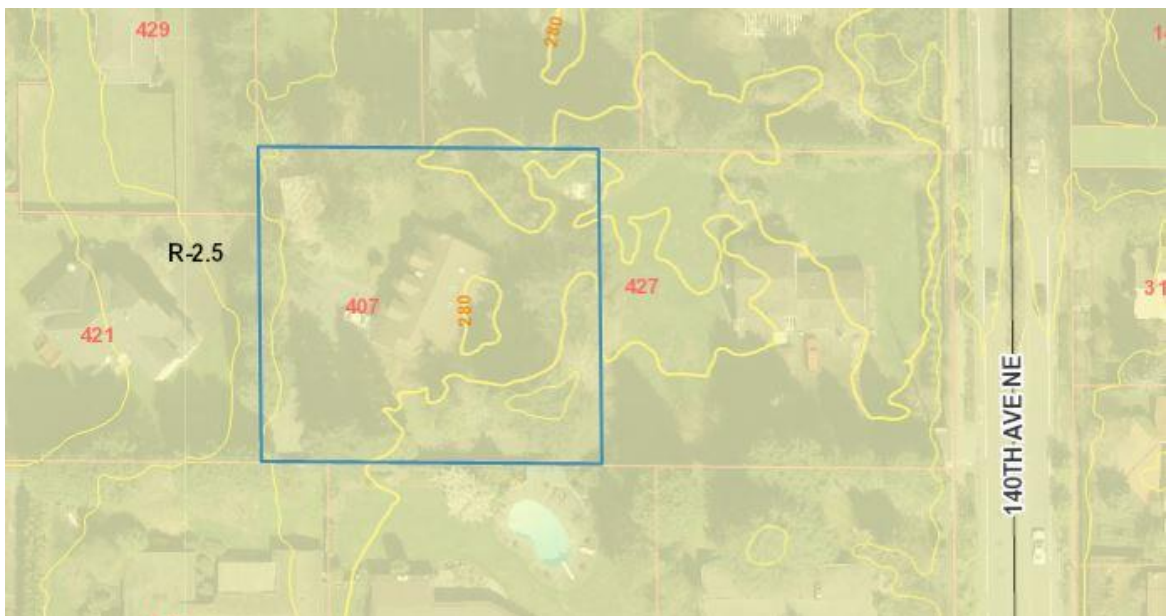
Figure 3 – Street Frontage

### III. CONSISTENCY WITH ZONING AND LAND USE CODE REQUIREMENTS

#### A. Zoning

The site and surrounding properties are zoned R-2.5, a single-family residential zoning district per LUC 20.10.200. The residential lots, proposed with this short plat application, are permitted within the R-2.5 land use district. Refer to Table 1 of Section III.B for discussion of dimensional requirements.

**Figure 4 – Zoning Map**





**B. Consistency with Standard Land Use Code Requirements**

**Table 1 – Dimensional Requirements**

<b><u>BASIC INFORMATION</u></b>		
<b>Zoning District</b>	R-2.5 Wilburton/NE 8th St Comprehensive Plan Designation: Single-Family Medium	
<b>Gross Site Area</b>	27,125 square feet square feet	
<b>ITEM</b>	<b>REQ'D/ALLOWED</b>	<b>PROPOSED</b>
<b>Minimum Lot Area</b>	13,500 Square Feet	Lot 1: 13,622 Square Feet Lot 2: 13,503 Square Feet
<b>Minimum Lot Width</b>	80 Feet	Lot 1: 85 Feet (approx.) Lot 2: 87 Feet
<b>Minimum Lot Depth</b>	80 Feet	Lot 1: 158 Feet (approx.) Lot 2: 158 Feet (approx.)
<b>Building Setbacks</b> Front Yard Rear Yard Min. Side Yard 2 Side Yards	20 Feet 25 Feet 5 Feet 15 Feet	All setbacks meet or exceed the minimums required.
<b>Access Easement Setbacks</b>	10 Feet from easement	10 Feet from easement
<b>Lot Coverage</b>	35%	Evaluated under future building permit for each lot.
<b>Maximum Hard Surface Coverage</b>	75%	Evaluated under future building permit for each lot.
<b>Maximum Impervious Surface</b>	45%	Evaluated under future building permit for each lot.
<b>Alternative Maximum Impervious Surface</b>	50%	Evaluated under future building permit for each lot.
<b>Tree Retention</b>	30% of the diameter inches of significant trees on-site are required to be retained.	26.39% of the diameter inches of significant trees on-site will be retained. 6 replacement trees will be planted per the Alternative Tree Retention or Replacement Option (LUC 20.20.900.G.) See Table 1

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### Table 1 – Tree Retention

## TREE INVENTORY

[illegible]

#### **IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)**

Project is exempt from SEPA review as it does not exceed the exemption levels for new construction found in WAC 197-11-800(6) or as amended by the City of Bellevue Environmental Procedures Code BCC 22.02.032.

#### **V. SUMMARY OF TECHNICAL REVIEWS**

##### **A. Utilities Review**

###### **Surface Water**

No BMP's have been proposed on-site due to low infiltration rates as well as inability to meet setbacks. Flow control and water quality are triggered for this project. The applicant has proposed a detention facility for the shared road, driveways and residences and a Perk Filter shall be installed downstream of the detention facility to treat all pollutant generating hard surfaces. The outfall is routed to an existing storm system to the northwest installed under a separate permit. This storm system connects to the public system in NE 5<sup>th</sup> Pl.

###### **Water**

The existing ¾" meter will be upgraded to a 1" meter. A new 1" water meter will be connected to the water main in 140<sup>th</sup> Ave NE for the new lot.

###### **Sewer**

The two lots will connect via a 6" joint use side sewer service to an existing 6" sewer service to the northeast of Lot 1 (east lot). The existing side sewer line connects to the main in NE 5<sup>th</sup> Pl.

**Refer to Conditions of Approval regarding Utilities in Section X of this report.**

##### **B. Fire Department Review**

Access roads/driveways serving not more than two Group R-3 or U occupancies shall have an unobstructed width of not less than 16 feet. Access roads/driveways serving three or more single family dwellings shall be 20 feet in width. Submit revised plans with required driveway width. Access roads/driveways shall have a fire apparatus turn around within 200' of the furthest structure.

**Refer to Conditions of Approval regarding Fire in Section X of this report.**

##### **C. Transportation Review**

The Transportation Department has reviewed the plans submitted for the preliminary short plat and recommends approval. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure permit.

Prior to final short plat approval, the developer must complete all transportation improvements at the developer's expense (BCC 14.60.110); or provided that all the requirements of BCC 14.60.260 are met, the director may accept an acceptable financial assurance device equivalent to 150% of the cost of the unfinished improvements. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device.

Under BCC 22.16, payment of the transportation impact fee for each new home prior to building permit issuance will adequately mitigate off-site transportation impacts. The fee amount is subject to periodic revision by the City Council. Builders will pay the fee in effect at the time of building permit issuance.

### **Site Access**

The proposed two lot short plat is comprised of an existing lot on the west side of 140<sup>th</sup> Avenue NE between NE 3<sup>rd</sup> Street and NE 5<sup>th</sup> Place, which has one existing single-family home taking access from 140<sup>th</sup> Avenue NE via a joint use driveway that also serves the lot to the east of the short plat. 140<sup>th</sup> Avenue NE is a three-lane road classified as a collector arterial. Access for the short plat will be via a private road to be constructed across lot 1 and 2 frontage, replacing the joint use driveway. No other access connection to city right-of-way is authorized. The private road must be a minimum of 20 feet wide contained within the existing 20-foot-wide shared access easement between 140<sup>th</sup> Avenue NE and the east lot 1 property line and contained in a 25-foot-wide access easement west of the east lot 1 property line. The private road approach must be a minimum of 20 feet wide and be built per the Transportation Design Manual Standard Drawings.

Street names and site addresses will be determined by the City's Parcel and Address Coordinator.

### **Street Frontage Improvements and Private Road Requirements**

The Woelke short plat is located on a private road with access off of 140<sup>th</sup> Avenue NE. There is currently a 15-foot-wide joint use driveway, 5-foot-wide sidewalk, 4-foot-wide planter strip, and 5-foot-wide bike lane along the frontage on 140<sup>th</sup> Avenue NE. The existing joint use driveway is 15 feet wide at the entrance and narrows to 10 feet wide. There is a sound wall along 140<sup>th</sup> Avenue SE on each side of the joint use driveway, with about 20 feet of space between walls. The lot is bordered by single family lots to the north, east, south, and west.

Frontage improvements will be required, and shall include:

- Reconstruct the driveway approach to a minimum of 20 feet wide per Transportation Design Manual standards.

Private road improvements will be required, and shall include:

- Widen the private road to minimum 20 feet of pavement contained within the existing 20-foot-wide access easement between 140<sup>th</sup> Avenue NE and the east

property line of lot 1.

- Widen the private road to minimum 20 feet of pavement contained within a new 25-foot-wide access easement across lots 1 and 2.
- Construct a private road hammerhead turnaround per City of Bellevue standards.
- Sight distance requirements must be met per BCC 14.60.240 at the intersection of the private road and 140<sup>th</sup> Avenue NE.
- Driveway approaches are not to exceed a 10% slope for a distance of 20 feet behind the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- Street lighting requirements must be met per City of Bellevue Standards.

The design of the improvements and the final engineering plans showing those improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the Transportation Department Design Manual prior to approval of the plat infrastructure (GE) permit.

### **Use of the Right of Way**

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading, and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit.

### **Pavement Restoration**

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it was last resurfaced. These three categories are No Street Cuts Permitted, Overlay Required, and Standard Trench Restoration. Each category has different trench restoration requirements associated with it. Near the development site 140<sup>th</sup> Avenue NE is classified as Grind/Overlay required.

### **Sight Distance**

The access design shall meet the sight distance requirements of BCC 14.60.240. Vegetation shall be trimmed as needed within the sight triangle.

### **Transportation Impacts and Mitigation**

City staff has analyzed the potential short-term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. Due to the minimal number of new p.m. peak hour trips to be generated by the Woelke Short Plat, traffic impacts from this development will be minor in nature. Therefore, no additional mitigation is required other than payment of the transportation impact fee and the project site improvements.



**Refer to Conditions of Approval regarding Transportation in Section X of this report.**

**D. Clearing and Grading Review**

This application is approved for Clearing and Grading without condition. The following comments concern eventual Clearing and Grading permit for infrastructure construction.

A Clearing and Grading Permit is required for this project per BCC 23.76.035. The permit application must be in accordance with the Clearing and Grading Code, as outlined in the submittal requirements and the Clearing and Grading Development Standards, which is available on the City of Bellevue website at:

<https://development.bellevuewa.gov/codes-and-guidelines/clearing-grading-codes-and-guidelines/>

Some of the Clearing and Grading Development Standards highlights are:

<b>CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN (CSWPPP)</b>	A CSWPPP is required for all clearing and grading permit applications. It must include a narrative, drawings, and a turbidity and pH monitoring plan.	Clearing and Grading Development Standards
<b>EROSION AND SEDIMENTATION CONTROL - MINIMUM REQUIREMENT 2</b>	Clearing and Grading and erosion and sedimentation control (ESC) drawings are required for this permit application.	BCC 23.76.090 and Clearing and Grading Development Standards
<b>TREE PROTECTION</b>	Significant trees that are scheduled for retention must be protected during construction.	Clearing & Grading Development Standards
<b>CLEARING AND GRADING LIMITS</b>	Clearing & Grading limits must be presented in the clearing & grading permit application. The limits should encompass the areas where work is proposed (including utilities and frontage improvements). <b>The limits should exclude development of the future individual lots.</b>	Clearing & Grading Development Standards
<b>CONSTRUCTION SEQUENCE</b>	A construction sequence is required on the ESC drawing. The sequence should include all erosion control and construction milestones.	Clearing & Grading Development Standards
<b>RAINY SEASON RESTRICTIONS</b>	The project site is subject to rainy season restrictions. Specific approval from the Department of Planning and Community Development is required to begin or continue clearing & grading activities during the rainy season (Oct.1 through Apr. 30).	BCC 23.76.093
<b>TURBIDITY MONITORING PLAN</b>	Turbidity monitoring and pH may be required for this project.	Clearing and Grading Development Standards

<b>ROCKERY REQUIREMENTS</b>	Rockeries or modular block walls that exceed 48" in height (as measured from the bottom of the base rock to the top) must be designed by a licensed geotechnical engineer. The design and calculations must be submitted to the Clearing & Grading reviewer during review of the Clearing & Grading Permit. Rockeries that exceed 30" in VISIBLE height are considered a structure according to the Land Use Code and are not permitted within structure setbacks.	BCC 23.76.085 & 086
<b>POST CONSTRUCTION SOILS</b>	For sites that must comply with Minimum Requirement #5, as set forth in BCC 24.06.065, all soils in disturbed areas that have not been covered by impervious surface, incorporated into a drainage facility or engineered as structural fill or slope must be amended with organic matter. Amended soils must meet the specifications of BMP2017 NDP-1, as part of permanent site stabilization.	Clearing and Grading Development Standards
<b>ABATEMENT SECURITY</b>	An abatement security device is required for all projects that involve more than 5,000 square feet of clearing and/or more than 50 cubic yards of excavation and/or fill. The amount of the security will be determined based upon an estimated construction cost for erosion and sedimentation control measures. Currently, the acceptable forms for abatement security device include assignment of savings, irrevocable letter of credit and bond. The abatement security device must be established and an original of the signed forms must be submitted to the clearing and grading reviewer before the permit can be issued.	BCC 23.76.140

## VI. PUBLIC COMMENT

Application date: June 14, 2018  
 Public Notice (500 feet): March 21, 2019  
 Minimum Comment Period: April 4, 2019 (14 days)

The City notified the public of this proposal on May 21, 2019, with mailed notice and publication in the Weekly Permit Bulletin and The Seattle Times. A public information sign was also installed on the site the same day. The City received no written public comments regarding the proposal.

## VII. CHANGES TO PROPOSAL BECAUSE OF STAFF REVIEW

The original design was revised to add 6 replacement trees totaling 22 inches to the Tree Retention Planting Plan. Three 4" minimum caliper Canada Red Chokecherry trees, and two 4" minimum caliper and one 2" minimum caliper Douglas Fir trees will be planted to account for the 21.5-inch (3.61%) deficit in tree retention. The replacement trees are a modification to Land Use Code 20.20.900.D.3 requiring 30% retention of diameter inches of significant trees for short plats. Per Land Use Code 20.20.900.G, the replacement trees meet the stated purpose of the Tree Retention and Replacement section and incorporate the replacement of significant trees equal in equivalent diameter to the deficiency (i.e. 22 inches replacing 21.5 inches lost).

## VIII. DECISION CRITERIA:

Land Use Code 20.45B.130B Decision Criteria for a Preliminary Short Plat:

The Director may approve or approve with modifications an application for a Preliminary Short Plat if:

1. **The Preliminary Short Plat makes appropriate provisions for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets, sidewalks, alleys, other public ways, water supplies, sanitary waste.**

**Finding:** City codes ensure public health, safety and general welfare through development code requirements. Existing public water and sewer facilities have been deemed adequate to serve the proposed development. Conceptual review has been completed on the preliminary information submitted at the time of this application. The review has no implied approvals for water, sewer and storm drainage components of the project. Initial plan review for water, sewer and storm drainage will be completed under the building permit submittals. Drainage approval will occur under the building permit. Separate water UC and sewer UA permits will be required for connection to water and sewer after building permit approval. Any unused water or sewer stubs and services are required to be abandoned back to the mains. Final civil engineering may require changes to the site layout to accommodate the utilities.

2. **The public interest is served by the short subdivision.**

**Finding:** The public interest is served by providing additional housing opportunities in accordance with the Comprehensive Plan, while ensuring compliance with City codes and standards.

3. **The preliminary short plat appropriately considers the physical characteristics of the proposed short subdivision site.**

**Finding:** The preliminary short plat considers the physical characteristics of the site by adequately responding to the existing topography, which is relatively flat. In addition, the driveway/access easement has been proposed in a location that minimizes impacts to trees and is at an appropriate distance from existing access points in the vicinity of the subject site.

4. **The proposal complies with all applicable provisions of the Land Use Code (BCC Title 20), the Utility Code (BCC Title 24), and the City of Bellevue Development Standards.**

**Finding:** As conditioned, the proposal complies with the Land Use Code requirements for the R-2.5 land use district, the Utility Code and the City of Bellevue Development Standards.

**Land Use Code Requirements:**

- A. **Dimensional Requirements:** Refer to Section III.B of this report for dimensional requirements.

**Response:** All lots shown can be developed, without the need for a variance,

in accordance with the City of Bellevue Land Use Code requirements, including the R-5 land use district dimensional requirements.

**Refer to Conditions of Approval regarding Variance restriction in Section X of this report.**

- B. Significant Tree Preservation:** Tree preservation requirements pursuant to LUC Section 20.20.900.D.3 require the retention of 30% of the diameter inches of significant trees on the site. Per to LUC Section 20.20.900.G an applicant may request a modification of the tree retention requirements set for in subsection D pursuant to LUC 20.20.900.G.2.

**Response:** The subject property contains 595 diameter inches of significant trees. Therefore, the applicant is required to preserve a minimum of 178.5 diameter inches of significant trees onsite. The applicant proposes to retain 157 inches of the existing trees onsite or 26.39% of the total existing diameter inches on site and plant 6 replacement trees totaling 22 inches. Per Land Use Code 20.20.900.G, the replacement trees meet the stated purpose of the Tree Retention and Replacement section and incorporate the replacement of significant trees equal in equivalent diameter to the deficiency (i.e. 22 inches replacing 21.5 inches lost). The retained trees include two 12" and a 10" Big Leaf Maple (Trees 8148, 8273 and 8152), a 24", 9", 12", 20" and 18" Douglas Fir (Trees 8151, 8228, 8229, 8230, 8231), an 18" Dawn Redwood (Tree 8149) and a 22" Scot's Pine (Tree 8272). Tree protection and limitations on disturbance within driplines will be required during any construction activity.

**Refer to Conditions of Approval regarding tree protection and tree retention in Section X of this report.**

- 5. The proposal is in accord with the Comprehensive Plan (BCC Title 21).**

**Finding:** The site is located within the Wilburton/NE 8th St. The Comprehensive Plan specifies Single-Family Medium Density development for this property, consistent with the R-2.5 land use designation. In addition, the proposal complies with applicable Comprehensive Plan policies City-Wide and for this Subarea, including the following:

The single-family homes are, by use type, compatible with surrounding neighborhoods (S-WI-19). The proposal helps meet Bellevue's share of the regionally adopted demand forecasts for residential uses for the next 20 years (LU-5) and provides new residential development to the maximum density allowed on the net buildable acreage (LU-6).

- 6. Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance.**

**Finding:** As conditioned, each lot can reasonably be developed to current R-2.5 dimensional standards without requiring a variance. Existing structures over 30 inches within the proposed setbacks will be required to be removed as part of the proposal.

**Refer to Conditions of Approval regarding the variance and demolition restrictions in Section X of this report.**

7. All necessary utilities, streets or access, drainage and improvements are planned to accommodate the potential use of the entire property.

***Finding:*** The Utilities and Transportation Departments have reviewed the preliminary short plat and determined that all necessary utilities, drainage, driveway access locations, necessary sidewalk easements and other required improvements are either existing, planned or conditioned as part of this approval, to accommodate the use of these lots.

**Refer to Conditions of Approval regarding infrastructure improvements and access design and maintenance in Section X of this report.**

**IX. CONCLUSION AND DECISION:**

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, City Code, and standard compliance reviews, the Director of the Development Services Department (DSD) does hereby **APPROVE** the Woelke Preliminary Short Plat **WITH CONDITIONS**.

**This approval automatically expires and is void if the applicant fails to file for approval of the final short plat within one year of the effective date of approval** unless the applicant files for an extension at least 30 days prior to the expiration and the extension is granted pursuant to LUC 20.45B.150 and 160.

**X. CONDITIONS OF APPROVAL:**

The following conditions are imposed under authority referenced:

**COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES**

The applicant shall comply with all applicable Bellevue City Codes, Standards, and Ordinances including but not limited to:

<b>Applicable Codes, Standards &amp; Ordinances</b>	<b>Contact Person</b>
Clearing & Grading Code – BCC 23.76	Savina Uzunow, (425)-452-7860
Construction Codes – BCC Title 23	Building Divisions, (425) 452-6864
Fire Code – BCC 23.11	Glen Albright, (425)-452-4270
Land Use Code – BCC Title 20	Veronica Guenther, (425) 452-2044
Noise Control – BCC 9.18	Veronica Guenther, (425) 452-2044
Transportation Develop. Code – BCC 14.60	Ian Nisbet, (425) 452-4851
Traffic Standards Code 14.10	Ian Nisbet, (425)-452-4851
Right-of-Way Use Code 14.30	Tim Stever, (425) 452-4294
Utility Code – BCC Title 24	Mohamed Sambou, (425) 452-4853



**A. GENERAL CONDITIONS:**

**1. Utilities Conceptual Approval**

Utility Department approval of the design review application is based on the final conceptual design submitted with this application. Final utility design and construction approval is not given under this permit. Small changes to the site layout may be required to accommodate the utilities after utility engineering is approved. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Side sewer permits (UA) will be required for the sewer connections. Water meter permits (UC) will be required for the new and upgraded meters. A Utility Developer Extension Agreement (UE) permit will be required for the detention and water quality facilities.

AUTHORITY: Bellevue City Code Title 24.02, 24.04, 24.06

REVIEWER: Mohamed Sambou, Utilities Department

**B. CONDITIONS PRIOR TO ISSUANCE OF ANY PLAT ENGINEERING/CLEAR AND GRADE PERMIT:**

**1. RIGHT OF WAY USE PERMIT**

The applicant is required to apply for a Right of Way Use Permit before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one Right of Way Use Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Use Permit regulates activity within the city right of way, including but not limited to the following:

- a) Designated truck hauling routes.
- b) Truck loading and unloading activities.
- c) Hours of construction and hauling.
- d) Continuity of pedestrian facilities.
- e) Temporary traffic control and pedestrian detour routing for construction activities.
- f) Street sweeping and maintenance during excavation and construction.
- g) Location of construction fences.
- h) Parking for construction workers.
- i) Construction vehicles, equipment, and materials in the right of way.
- j) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access.

AUTHORITY: Bellevue City Code 14.30

REVIEWER: Tim Stever, Transportation Department

**2. OFF-STREET PARKING**

The applicant must secure sufficient off-street parking for construction workers, equipment, and materials storage before the issuance of a clearing and grading, building, foundation, or demolition permit.

AUTHORITY: Bellevue City Code 14.30  
REVIEWER: Tim Stever, Transportation Department

### **3. ENGINEERING PLANS**

A street lighting plan, channelization plan, and site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to clear and grading permit approval. The design of all street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the private road or shared driveway, the connection to 140<sup>th</sup> Avenue NE, pavement restoration in 140<sup>th</sup> Avenue NE, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

The following infrastructure improvements are required to be constructed and shown on the engineering plans:

Frontage improvements will be required, and shall include:

- Reconstruct the driveway approach to a minimum of 20 feet wide per Transportation Design Manual standards.

Private road improvements will be required, and shall include:

- Widen the private road to minimum 20 feet of pavement contained within the existing 20-foot-wide access easement between 140<sup>th</sup> Avenue NE and the east property line of lot 1.
- Widen the private road to minimum 20 feet of pavement contained within a new 25-foot-wide access easement across lots 1 and 2.
- Construct a private road hammerhead turnaround per City of Bellevue standards.
- Sight distance requirements must be met per BCC 14.60.240 at the intersection of the private road and 140<sup>th</sup> Avenue NE.
- Driveway approaches are not to exceed a 10% slope for a distance of 20 feet behind the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- Street lighting requirements must be met per City of Bellevue Standards.

Construction of all street and street frontage improvements must be completed prior to closing the clear and grade permit and right of way use permit for this project. A Design Justification Form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to

comply with ADA standards. Forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. Forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, Forms must be provided prior to project completion.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual; and Transportation Department Design Manual; Americans with Disabilities Act.

REVIEWER: Ian Nisbet, Transportation Department

#### **4. SIGHT DISTANCE**

The proposed driveway access onto 140<sup>th</sup> Avenue NE shall meet the City of Bellevue's minimum sight distance requirements. If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawing RL-100-1 and RL-120-1, existing vegetation near the access point on 140<sup>th</sup> Avenue NE must be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set.

AUTHORITY: Bellevue City Code 14.60.240

REVIEWER: Ian Nisbet, Transportation Department

#### **5. PAVEMENT RESTORATION**

The city's pavement manager has determined that this segment of 140<sup>th</sup> Avenue NE will require Grind and Overlay trench restoration for any utility connections or other digging in the street surface. Trench restoration must meet the requirements of Section 21 of the Design Manual and standard drawings RC-190-1 through RC-220-1. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans.

AUTHORITY: Bellevue City Code 14.60.250 and Design Manual Design Standard # 23

REVIEWER: Tim Stever, (425) 452-4294

#### **6. TREE PROTECTION**

To mitigate adverse impacts to trees to be retained during construction:

A. Clearing limits shall be established for retained trees within the developed portion of the site, outside of drip lines. Six-foot chain link fencing with driven posts, or an approved alternative, shall be installed at the clearing limits prior to initiation of any clearing and grading.

B. No excavation, clearing, or soil placement should be performed within drip lines of retained trees except as specifically approved on plans. All such work shall be done by hand to avoid damage to roots and shall be done under the supervision

of an arborist approved by the city.

AUTHORITY: Bellevue City Code 23.76.060

REVIEWER: Veronica Guenther, Development Services Department

## **C. PRIOR TO FINAL SHORT PLAT APPROVAL:**

### **1. INFRASTRUCTURE IMPROVEMENTS**

All street frontage and infrastructure improvements shown in the final engineering plans or required by city codes and standards must be completed prior to approval of the final short plat. If all the requirements of BCC 14.60.260 are met, the director may accept an acceptable financial assurance device equivalent to 150% of the cost of the unfinished improvements. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device. Improvements must be approved by the Transportation Department inspector before they are deemed complete.

AUTHORITY: Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241, 260  
Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19

REVIEWER: Ian Nisbet, Transportation Department

### **2. ACCESS DESIGN AND MAINTENANCE**

The final Subdivision map must include a note that specifies that the owners of lots served by the private road are jointly responsible for maintenance and repair of the private road. Also, the final Subdivision map must include a note that specifies that the private road will remain open at all times for emergency and public service vehicles and shall not be gated or obstructed.

AUTHORITY: Bellevue City Code 14.60.130

REVIEWER: Ian Nisbet, Transportation Department

### **3. TREE PRESERVATION PLAN**

A Tree Preservation Plan consistent with the proposed plans in Attachment A shall be recorded with the final short plat mylar. The plan shall portray the drip-line, the diameter size, and common name of each significant tree to be retained at the time of recording. The Tree Preservation Plan must contain the following note:

“Tree Preservation Plan”:

Designation of trees on the Tree Preservation Plan establishes a covenant by the owner to leave undisturbed all trees as shown on the Tree Preservation Plan. This covenant shall run with the land and shall be binding upon all future owners. No tree topping, tree cutting, or tree removal shall occur unless required or approved by the City. Except for ordinary landscape maintenance, no construction, clearing or land alteration activities shall occur within the drip-line of trees shown on the Tree Preservation Plan, unless required or approved by the City. Activities in violation of this covenant are subject to penalty, including without limitation, fines and mitigation requirements. The City of Bellevue shall have the right, but not the obligation, to enforce the requirements, terms

and conditions of this covenant by any method available under law. It is the obligation of the owner to comply with the terms of the Tree Preservation Plan and this covenant.”

During future home construction, the dripline of the trees to be saved shall be fenced to prevent clearing & grading activities within the dripline area.

AUTHORITY: Land Use Code 20.20.520.E, LUC 20.20.900  
REVIEWER: Veronica Guenther, Development Services Department

#### **4. DEMOLITION OF EXISTING STRUCTURES WITHIN PROPOSED SETBACKS**

All existing structures within required minimum structure setbacks must be removed prior to approval of the final short plat. The applicant shall apply for a building permit to remove the structures.

AUTHORITY: Land Use Code 20.20.010, 20.45B.130.A.6  
REVIEWER: Veronica Guenther, Development Services Department

#### **5. VARIANCE RESTRICTION**

Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance. The following language shall be placed on the final short plat document:

“Variance restriction: Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance.”

AUTHORITY: Land Use Code 20.45B.130.A.6  
REVIEWER: Veronica Guenther, Development Services Department

#### **ATTACHMENTS**

Project Drawings



## VERTICAL DATUM

NAVD 88

## BENCHMARK

3" BRASS DISC W/PUNCH IN 4x4" CONCRETE MONUMENT IN CASE AT THE CENTERLINE INTERSECTION OF 140TH AVE NE & MAIN STREET  
CITY OF BELLEVUE BM NO. 653  
ELEV = 281.82

## BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATE SYSTEM NAD83(2011)-NORTH ZONE:  
N00°31'32"E ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 34-25-05 MONUMENTS FOUND IN PLACE AT THE CENTER QUARTER SECTION CORNER (COB 0564) AND NORTH QUARTER SECTION CORNER (COB 0082)

## REFERENCES

CITY OF BELLEVUE SHORT PLAT NO. 08-129330 LF, RECORDED UNDER KING COUNTY RECORDING NO. 20081008900007 (SP)

## LEGAL DESCRIPTION

PARCEL A:

THE WEST 176 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 158 FEET OF THE EAST 383 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 25 NORTH, RANGE 5 EAST, WM., IN KING COUNTY, WASHINGTON.

PARCEL B:

AN EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES OVER THE SOUTH 20 FEET OF THE EAST 207 FEET OF THE SOUTH 158 FEET OF THE EAST 383 FEET OF SAID PROPERTY.

## RESTRICTIONS

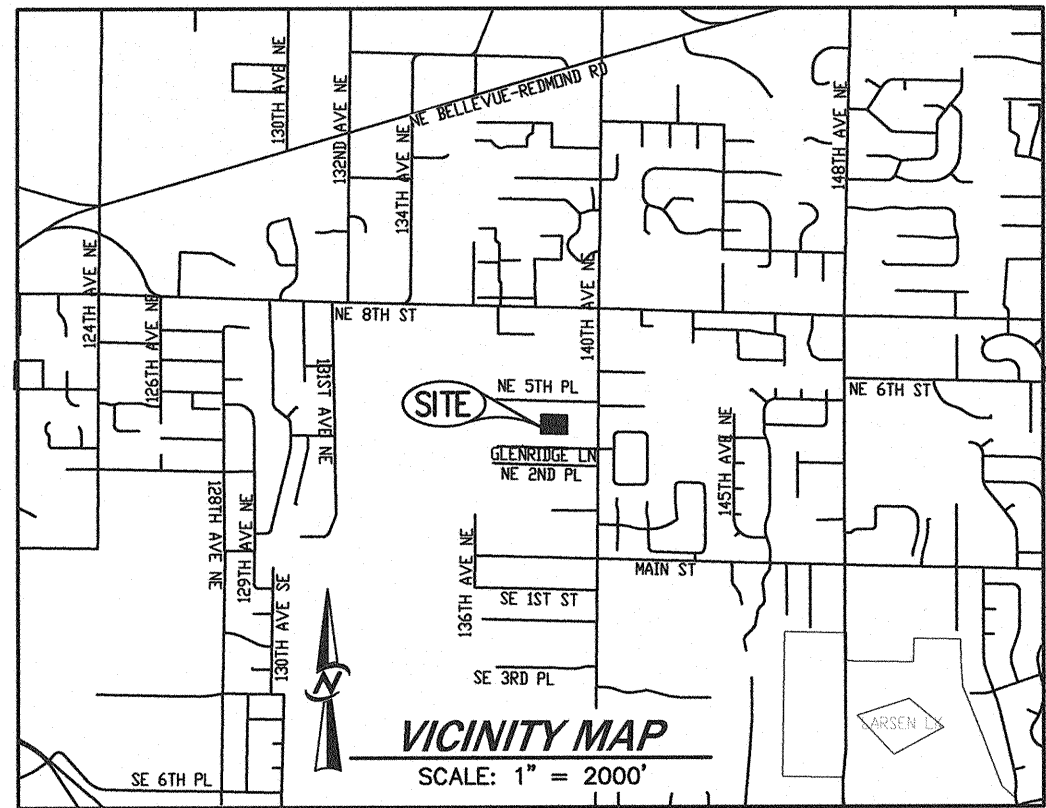
- THIS SITE IS SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AND A PROVISION FOR BEARING EQUAL COST OF MAINTENANCE, REPAIR OR CONSTRUCTION BY THE COMMON USERS BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7712120179 AND RE-RECORDED UNDER RECORDING NUMBER 7710100814
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF NOTICE OF CHARGES BY WATER, SEWER AND/OR STORM AND SURFACE WATER UTILITIES BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9612200938.

## NOTES

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY ALTA COMMITMENT NUMBER 0049074-08. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED CHICAGO TITLE COMMITMENT. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON DECEMBER 14, 2014. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN SEPTEMBER, 2012.
- PROPERTY AREA = 27,126± SQUARE FEET (0.6227± ACRES).
- ALL DISTANCES ARE IN FEET.
- THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

## LEGEND

- FOUND PROPERTY CORNER, AS NOTED
- CATCH BASIN
- SANITARY SEWER CLEAN OUT
- ⊕ GAS METER
- ⊕ IRRIGATION VALVE
- ⊕ WATER METER
- ⊕ YARD LIGHT W/OUTLET
- ⊕ POWER OUTLET
- ⊕ POWER PEDESTAL
- LIGHT POLE
- ⊕ COMMUNICATION MANHOLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ TRAFFIC SIGN
- ⊕ MAILBOX
- ⊕ CONIFER TREE, AS NOTED
- ⊕ DECIDUOUS TREE, AS NOTED
- F FIR TREE
- P PINE TREE
- C CEDAR TREE
- DEC DECIDUOUS TREE
- CW COTTONWOOD TREE
- M MAPLE TREE
- CNF CONIFER TREE
- FVC FACE OF VERTICAL CURB
- VBF VERTICAL BOARD FENCE





## LEGEND

- FOUND PROPERTY CORNER, AS NOTED
- CATCH BASIN
- SANITARY SEWER CLEAN OUT
- ⊕ GAS METER
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## VERTICAL DATUM

NAVD 88

## BENCHMARK

3" BRASS DISC W/PUNCH IN 4X4" CONCRETE MONUMENT IN CASE AT THE CENTERLINE INTERSECTION OF 140TH AVE NE & MAIN STREET  
CITY OF BELLEVUE BM NO. 653  
ELEV = 281.82

## BASIS OF BEARINGS

N00°31'32"E ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 34-25-05 PER NAD83 (NRS 2007) VALUES PUBLISHED BY THE CITY OF BELLEVUE FOR MONUMENTS FOUND IN PLACE AT THE CENTER QUARTER SECTION CORNER (COB 0564) AND NORTH QUARTER SECTION CORNER (COB 0082)

## REFERENCES

CITY OF BELLEVUE SHORT PLAT NO. 08-128330 LF, RECORDED UNDER KING COUNTY RECORDING NO. 20081006900007 (SP)

## LEGAL DESCRIPTION

PARCEL A:

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PARCEL B:

AN EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES OVER THE SOUTH 20 FEET OF THE EAST 207 FEET OF THE SOUTH 158 FEET OF THE EAST 383 FEET OF SAID PROPERTY.

## MOBILIZATION/STOCKPILE AREA NOTES

ANY EXCAVATION MATERIAL REMOVED FROM THE CONSTRUCTION SITE AND DEPOSITED ON PROPERTY WITHIN THE CITY LIMITS MUST BE DONE IN COMPLIANCE WITH A VALID CLEARING AND GRADING PERMIT. LOCATIONS FOR THE MOBILIZATION AREA AND STOCKPILED MATERIAL MUST BE APPROVED BY THE ROD INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF DUMPING. CITY RIGHT OF WAY CANNOT BE USED FOR CONSTRUCTION STAGING, MOBILIZATION, STORAGE, AND STOCKPILE AREAS UNLESS SPECIFICALLY AUTHORIZED BY A RIGHT-OF-WAY USE PERMIT.

## CONSTRUCTION NOISE NOTES

CONSTRUCTION NOISE OUTSIDE THE ALLOWABLE HOURS IS PROHIBITED PER BCC 9.18.040. TO BE CONSIDERED A VIOLATION, THE CONSTRUCTION-RELATED NOISE MUST BE AUDIBLE ACROSS A PROPERTY LINE OR AT LEAST 75 FEET FROM THE SOURCE. ANY VIOLATION IS A CIVIL INFRACTION AND THE CITY MAY ASSESS A MONETARY PENALTY TO THE INDIVIDUAL CREATING THE NOISE. THE PENALTIES ARE:

A WARNING WILL BE ISSUED IF NO CONSTRUCTION NOISE VIOLATION HAS BEEN COMMITTED BY THE SAME PERSON WITHIN THE PREVIOUS TWO YEARS AT ANY LOCATION WITHIN THE CITY.

A CITATION WILL BE ISSUED AND A \$125 FINE IMPOSED IF ONE PREVIOUS VIOLATION HAS BEEN COMMITTED BY THE SAME PERSON WITHIN THE PREVIOUS TWO YEARS AT ANY LOCATION WITHIN THE CITY.

A CITATION WILL BE ISSUED AND A \$250 FINE IMPOSED IF TWO OR MORE PREVIOUS VIOLATION HAVE BEEN COMMITTED BY THE SAME PERSON WITHIN THE PREVIOUS TWO YEARS AT ANY LOCATION WITHIN THE CITY.

FOR ALL COMMERCIAL, MULTI-FAMILY, AND NEW SINGLE-FAMILY HOMES:

CONSTRUCTION-RELATED NOISE IS ALLOWED:

7 AM TO 6 PM ON WEEKDAYS  
9 AM TO 6 PM ON SATURDAYS

CONSTRUCTION-RELATED NOISE IS NOT ALLOWED:

OUTSIDE OF ALLOWABLE HOURS, LEGAL HOLIDAYS AND SUNDAYS

## RESTRICTIONS

1. THIS SITE IS SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AND A PROVISION FOR BEARING EQUAL COST OF MAINTENANCE, REPAIR OR CONSTRUCTION BY THE COMMON USERS BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7712120179 AND RE-RECORDED UNDER RECORDING NUMBER 7710100814

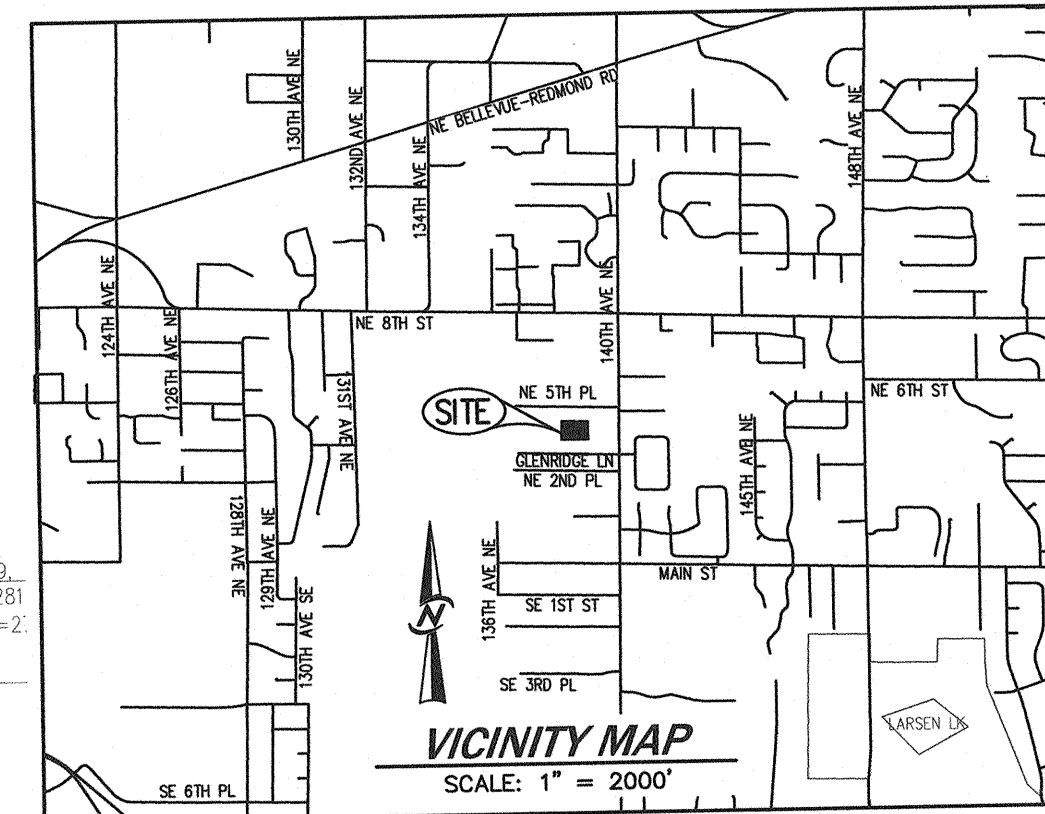
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## CLEARING AND GRADING STANDARD NOTES

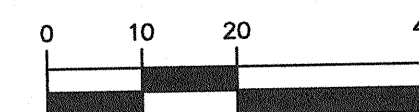
- ALL CLEARING & GRADING CONSTRUCTION MUST BE IN ACCORDANCE WITH CITY OF BELLEVUE (COB) CLEARING & GRADING CODE, CLEARING & GRADING DEVELOPMENT STANDARDS, LAND USE CODE, UNIFORM BUILDING CODE, PERMIT CONDITIONS, AND ALL OTHER APPLICABLE CODES, ORDINANCES, AND STANDARDS. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THESE REQUIREMENTS. ANY VARIANCE FROM ADOPTED EROSION CONTROL STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY OF BELLEVUE DEVELOPMENT SERVICES (DSO) PRIOR TO CONSTRUCTION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO THE COB.
- APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
- A COPY OF THE APPROVED PLANS AND DRAWINGS MUST BE ON-SITE DURING CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED OR RELATED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
- THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
- THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTIPOATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
- ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
- CLEARING SHALL BE LIMITED TO THE AREAS WITHIN THE APPROVED DISTURBANCE LIMITS. EXPOSED SOILS MUST BE COVERED AT THE END OF EACH WORKING DAY WHEN WORKING FROM OCTOBER 1ST THROUGH APRIL 30TH. FROM MAY 1ST THROUGH SEPTEMBER 30TH, EXPOSED SOILS MUST BE COVERED AT THE END OF EACH CONSTRUCTION WEEK AND ALSO AT THE THREAT OF RAIN.
- AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSYSTEM SYSTEM.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT.
- THE CONTRACTOR MUST MAINTAIN A SWEEPER ON SITE DURING EARTHWORK AND IMMEDIATELY REMOVE SOIL THAT HAS BEEN TRACKED ONTO PAVED AREAS AS RESULT OF CONSTRUCTION.
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
- ANY EXCAVATED MATERIAL REMOVED FROM THE CONSTRUCTION SITE AND DEPOSITED ON PROPERTY WITHIN THE CITY LIMITS MUST BE DONE IN COMPLIANCE WITH A VALID CLEARING & GRADING PERMIT. LOCATIONS FOR THE MOBILIZATION AREA AND STOCKPILED MATERIAL MUST BE APPROVED BY THE CLEARING AND GRADING INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF ANY STOCKPIILING.
- THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.
- FINAL SITE GRADING MUST DIRECT DRAINAGE AWAY FROM ALL BUILDING STRUCTURES AT A MINIMUM 5% SLOPE, PER THE INTERNATIONAL RESIDENTIAL CODE (IRC) R401.3.



NOTE: ALL CLEARING, GRADING AND UTILITY INFORMATION SHOWN IS FOR CONCEPTUAL DESIGN ONLY. FINAL CLEARING, GRADING AND UTILITY WORK WILL BE PROCESSED DURING BUILDING PERMIT APPLICATION REVIEW.



SCALE: 1" = 20'



GRID NO.: 1-7  
UTILITY NO.:  
SITE ADDRESS: 407 140TH AVE NE  
PERMIT NUMBER: 18-116650LN

DATE		DESIGNED		DRAWN		APPROVED		PROJECT MANAGER	
JUNE 2018 (FIRST SUB)		SHERI MURATA, P.E.		STEVIE E. SIMONS		SHERI MURATA, P.E.		LAFE B. HERMASEN	
SHEET		OF		PROJECT NUMBER		18026			
2		5							

PRELIMINARY CLEARING & GRADING PLAN

WOELKE SHORT PLAT

MN CUSTOM HOMES

1412 112TH AVE NE, SUITE 200

BELLEVUE, WA 98004

CIVIL ENGINEERING

LANDSCAPE ARCHITECTURE

PLANNING

SURVEYING

DESIGN

CORE

12100 NE 195th St, Suite 300, Bothell, Washington 98011 425.885.7877

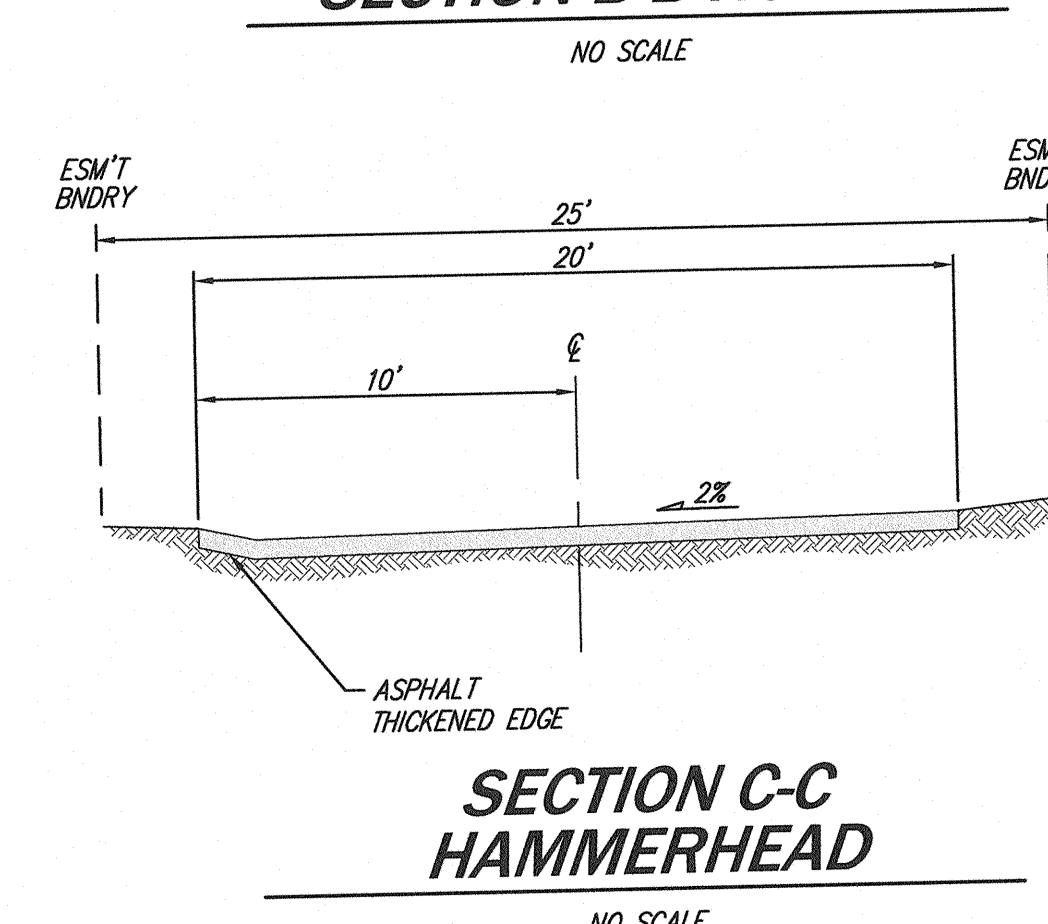
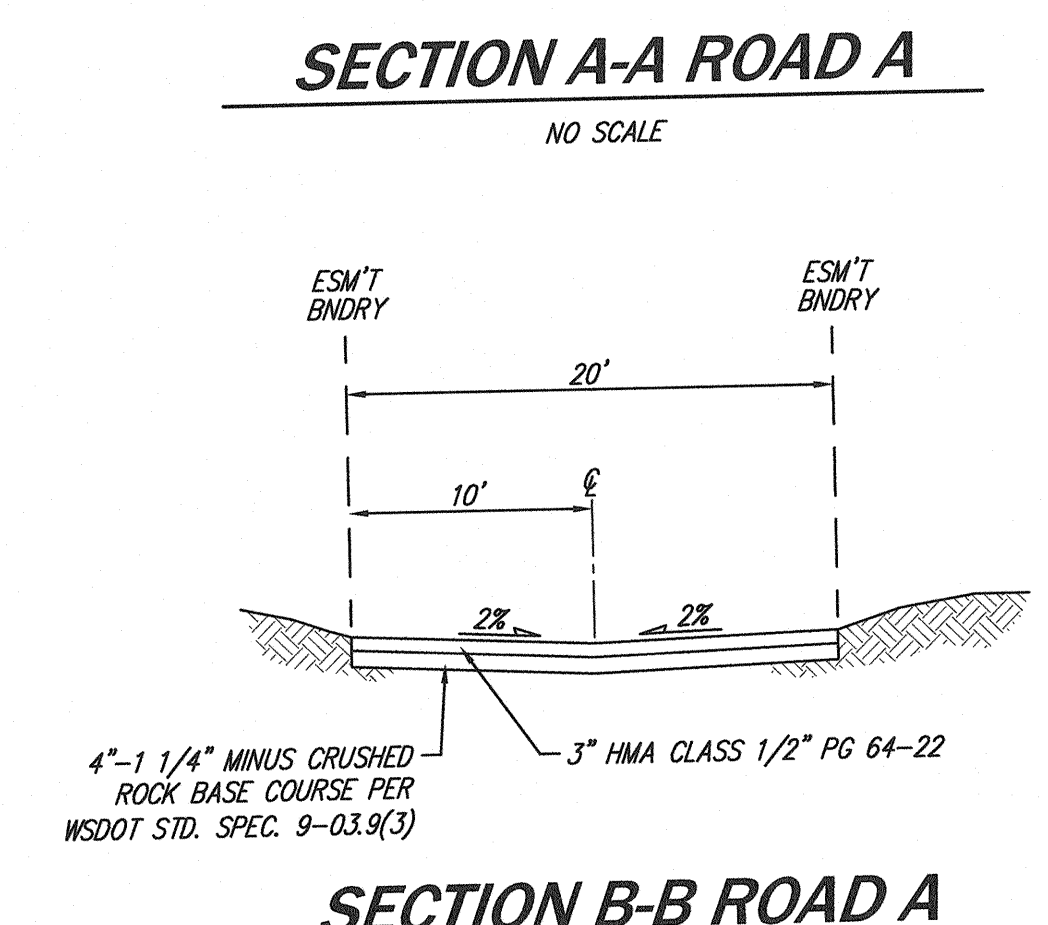
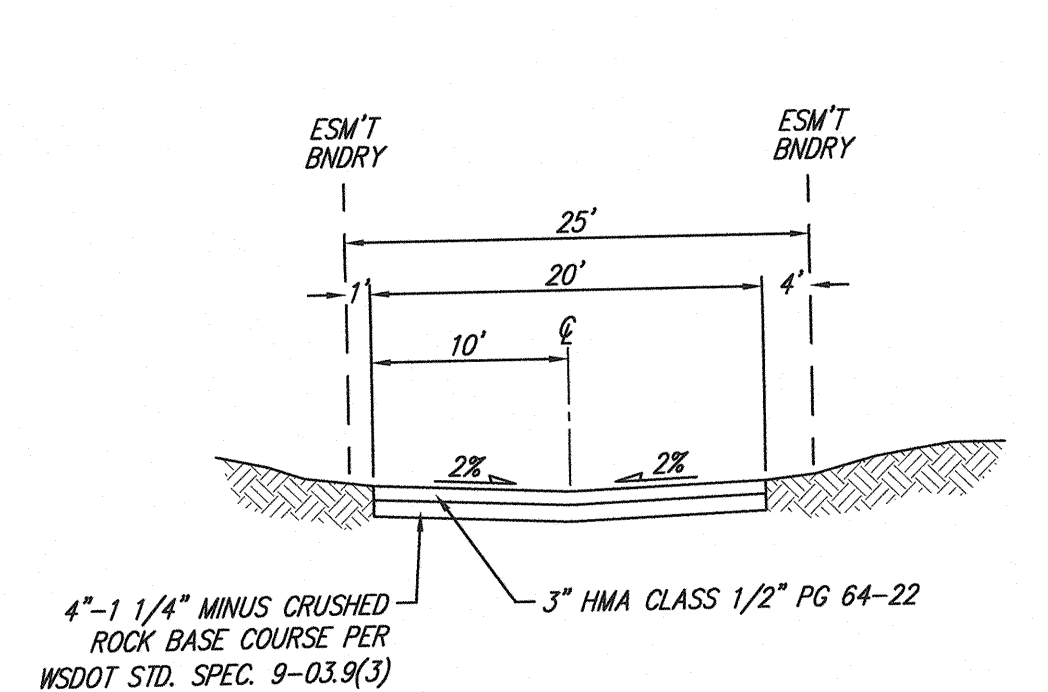
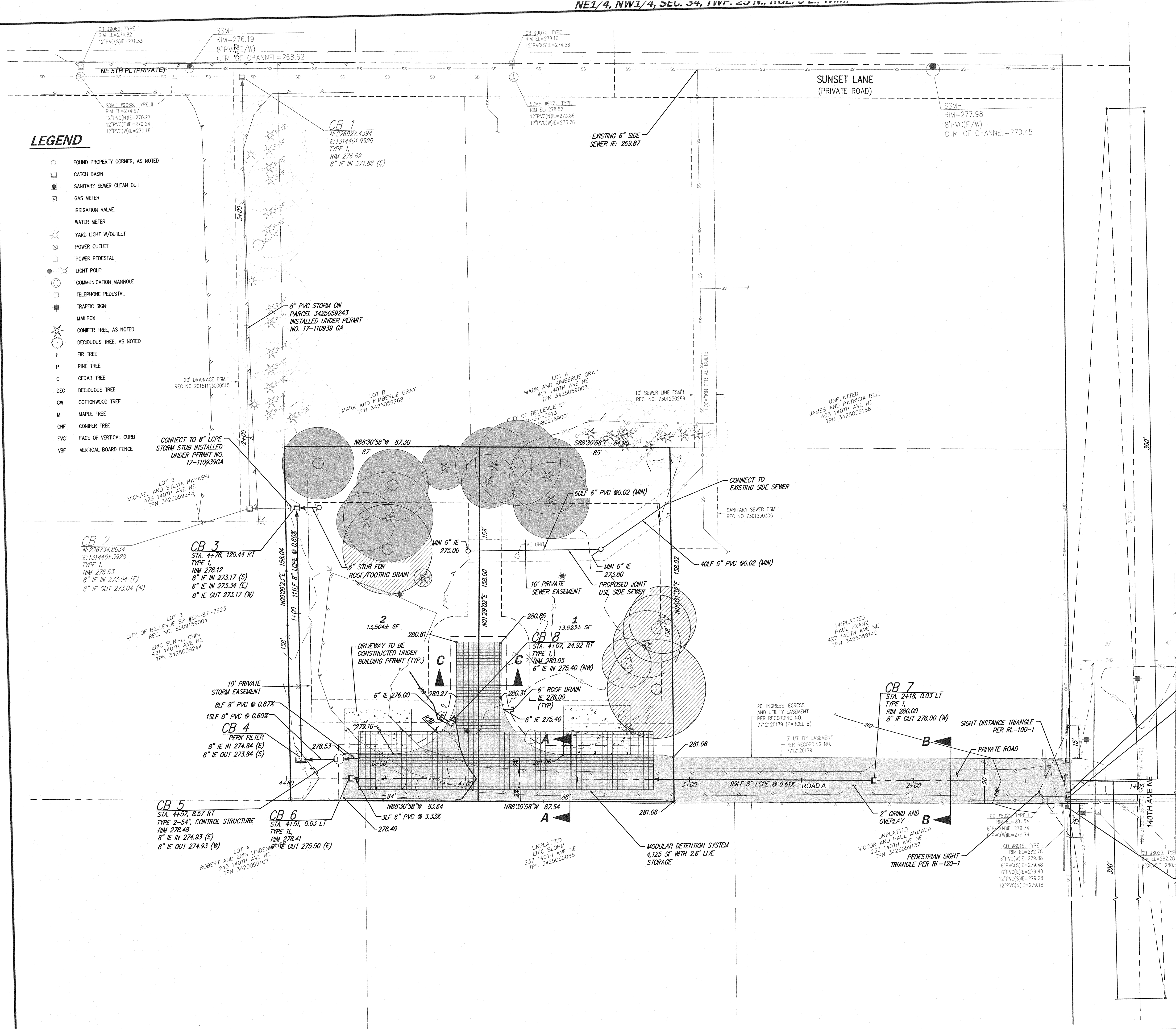
5/15/19

REVISIONS

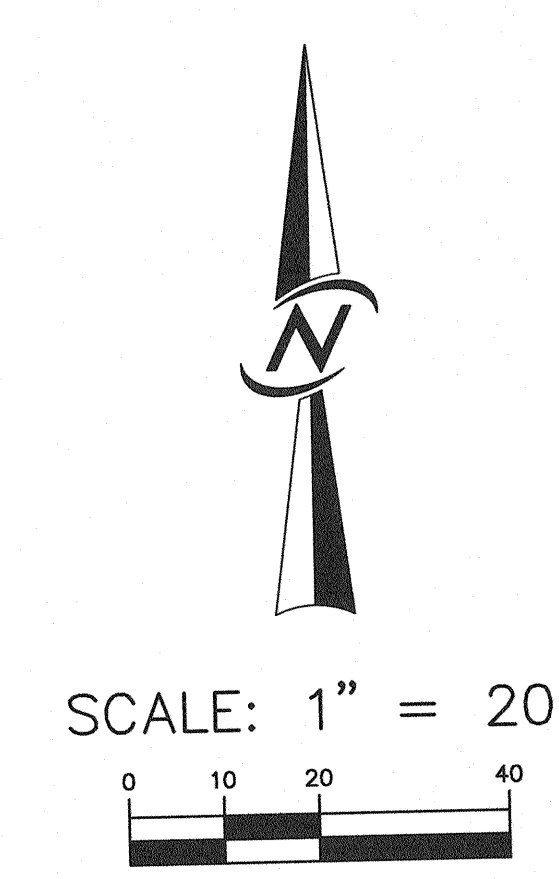
NO.	DATE	REVISIONS
1	7/30/18	PER CITY COMMENTS
2	10/17/18	PER CITY COMMENTS
3	12/13/18	PER CITY COMMENTS
4	02/19/19	PER CITY COMMENTS



5/15/2019 9:13 AM 18026 PRELIMINARY SHEETS 18026 POLYLINE



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GRID NO.: 1-7  
UTILITY NO.:  
SITE ADDRESS: 407 140TH AVE NE  
PERMIT NUMBER: 18-116650LN

REVISIONS		DATE	BY	DESCRIPTION
1	PER CITY COMMENTS	7/30/18		
2	PER CITY COMMENTS	10/1/18		
3	PER CITY COMMENTS	12/13/18		
4	PER CITY COMMENTS	05/15/19		

DATE	JUNE 2018 (FIRST SUB)
DESIGNED	SHERI MURATA, P.E.
DRAWN	STEVE E. SHIMONS
APPROVED	SHERI MURATA, P.E.
PROJECT MANAGER	LAFE B. HERMASEN

SHEET	OF
3	5
PROJECT NUMBER	18026

PRELIMINARY ROAD AND UTILITY PLAN

WOELKE SHORT PLAT

MN CUSTOM HOMES

CIVIL ENGINEERING

LANDSCAPE ARCHITECTURE

PLANNING

SURVEYING

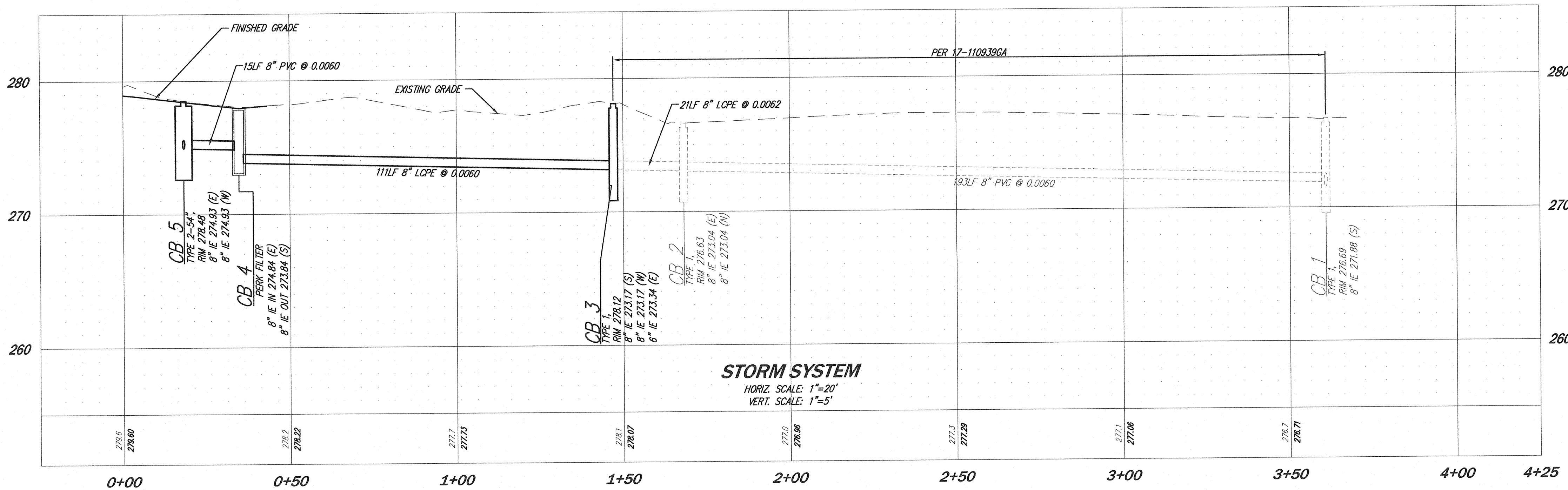
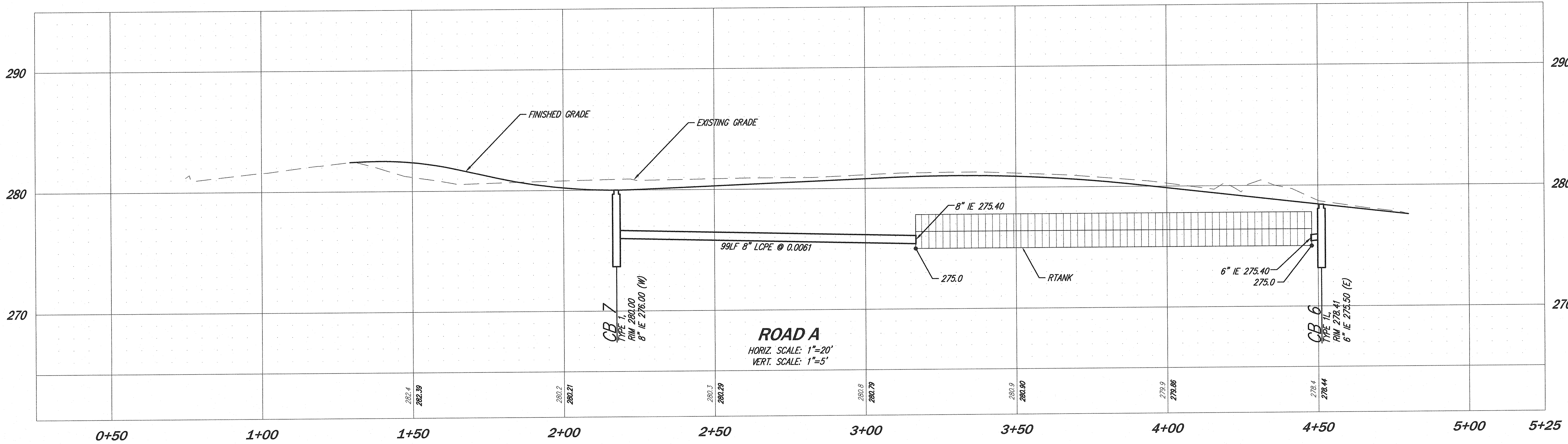
CORE DESIGN

12100 NE 195th St, Suite 300

Bellevue, WA 98004

425.885.7877





GRID NO.: I-7  
UTILITY NO.:  
SITE ADDRESS: 407 140TH AVE NE  
PERMIT NUMBER: 18-116650LN

DATE		JUNE 2018 (FIRST SUB)		DESIGNED		SHERI MURATA, P.E.	
DRAWN		STEVE E. SIMMONS		APPROVED		SHERI MURATA, P.E.	
PROJECT MANAGER		LAFE B. HERMASEN					
SHEET		4		OF		5	
PROJECT NUMBER		18026					
PRELIMINARY ROAD PROFILE		WOELKE SHORT PLAT		Mn CUSTOM HOMES		1412 112TH AVE NE, SUITE 200 BELLEVUE, WA 98004	
CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING		CORE DESIGN		12100 NE 195th St, Suite 300 Bonheil, Washington 98011 425.885.7877			
NO.		1		2		3	
PER CITY COMMENTS		7/30/18		10/1/18		12/13/18	
DATE		7/30/18		10/1/18		12/13/18	
REVISIONS		5-15-19					



